



ENT 197207:2021 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 24 10:22 am FEE 174.00 BY SA
RECORDED FOR KIMBLE, CURTIS G

WHEN RECORDED, RETURN TO:

Curtis G. Kimble
KIMBLE LAW PLLC
2290 E 4500 S, Suite 230
Salt Lake City, UT 84117
(801) 878-9361

DECLARATION OF ANNEXATION TO SUMMIT CREEK 7

THIS SUPPLEMENTAL DECLARATION OF ANNEXATION TO SUMMIT CREEK 7 is made on the date evidenced below by the undersigned, as owner of all of the property described in Recital C below (to be recorded against all of the property in **Exhibit A**), and by the Declarant (as hereinafter defined).

RECITALS

A. Whereas, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Summit Creek 7 was recorded in the office of the County Recorder of Utah County, Utah on December 30, 2015, as Entry No. 116897:2015 in the records of the County Recorder (as supplemented and amended and as may be amended from time to time, the "Declaration").

B. Whereas, Sections 2.7 and 7.4 of the Declaration reserved an option to expand the Community (as defined in the Declaration) and annex additional property into the Community.

C. Whereas, the undersigned "Owners" are the fee simple owners of that certain real property (the "Annexed Lots") located in Utah County, Utah, described as:

Lots 111, 112, 115, 119, 120, 121, 126, 127, 129, 130, 134, 135, 136, and 145, THOUSAND OAKS AT WOODLAND HILLS PLAT D subdivision, according to the official plat thereof on record with the Utah County Recorder.

D. Whereas, the undersigned Owners desire to join with the Declarant (as defined in the Declaration) in annexing the Annexed Lots into the Community, and now intend that the Annexed Lots shall be subject to the Declaration.

E. Whereas, the Declarant desires to annex the Annexed Lots into the Community under different terms, covenants, conditions and restrictions than those stated in the Declaration pursuant to Section 7.4 of the Declaration to the extent, and only to the extent, expressly stated herein.

1. **NOW THEREFORE**, the undersigned Owners and the Declarant incorporate the recitals herein and hereby jointly declare that the real property described in Recital C is hereby subjected

to the provisions of the Declaration, except as provided in Section 2 below, and is hereby annexed into the Community, as "Community" is defined in the Declaration, and is henceforth to be held, transferred, sold, conveyed, and occupied as a part of the Community.

2. **NOW THEREFORE**, the Declarant under the Declaration hereby further declares:

2.1 The Declaration is hereby amended as it applies to the Annexed Lots such that no provision of the Declaration, including section 6.3(a) of the Declaration, shall require an Annexed Lot, or the owner of an Annexed Lot, to pay any Annual Assessment or Special Assessment until the occurrence of a Triggering Event (as defined in Section 2.2 below). Upon occurrence of a Triggering Event in relation to a particular Annexed Lot, the Declaration shall thereafter apply in all respects to such Annexed Lot.

2.2 A Triggering Event shall be the first of the following to occur after the recording of this Declaration of Annexation: (1) the transfer of the Annexed Lot, (2) granting of a certificate of occupancy by the city for a dwelling constructed upon the Annexed Lot, or (3) the voluntary election by the Annexed Lot Owner that a Triggering Event be deemed to occur. For purposes of 2.2(1), a transfer occurs when one or more of the following occurs: (a) the conveyance or transfer of the Annexed Lot by deed, (b) the granting of a life estate in the Annexed Lot, or (c) if the Annexed Lot is owned by a limited liability company, corporation, partnership, or other business entity, the sale or transfer of more than 75% of the business entity's shares, stock, membership interests, partnership interests, or other ownership or equivalent interests in a 12-month period.

2.3 The Declaration, together with this Declaration of Annexation, shall constitute the Declaration of Covenants, Conditions and Restrictions for the Community as further expanded by the annexation of the Annexed Lots.

IN WITNESS WHEREOF, the Owner of all Annexed Lots except Lot 121 has executed this instrument the 19th day of November, 2021.

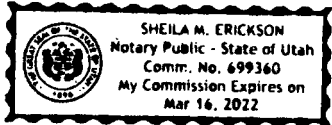
OWNER:
NORTHERN SLOPE LLC

Sign: B. Bucky Gay
Print Name: B. Bucky Gay
Title: manager

[signatures continue]

STATE OF UTAH)
)ss:
County of Salt Lake)

Subscribed and sworn to before me on this 10th day of November, 2021 by
B. Bucky Gay in the capacity indicated above.



Sheila M. Erickson
Notary Public

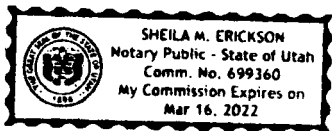
IN WITNESS WHEREOF, the Declarant under the Declaration and the Owner of Annexed Lot 121 has executed this instrument the 10th day of November, 2021.

DECLARANT and OWNER of LOT 121:
PANTHERA DEVELOPMENT, LLC

Sign: B. Bucky Gay
Print Name: B. Bucky Gay
Title: manager

STATE OF UTAH)
)ss:
County of Salt Lake)

Subscribed and sworn to before me on this 10th day of November, 2021 by
B. Bucky Gay in the capacity indicated above.



Sheila M. Erickson
Notary Public

Exhibit A**Legal Description**

Lots 111, 112, 115, 119, 120, 121, 126, 127, 129, 130, 134, 135, 136, 138, 139 and 141 through 145, THOUSAND OAKS AT WOODLAND HILLS PLAT D subdivision, according to the official plat thereof on record with the Utah County Recorder.

Serial No's: 53:367:0138, 53:367:0139 and 53:367:0141 - 53:367:0144.

Lots 168 through 171, THOUSAND OAKS AT WOODLAND HILLS PLAT F subdivision, according to the official plat thereof on record with the Utah County Recorder.

Serial No's: 53:368:0168 - 53:368:0171

Lot 1, Lot 2, Parcel A, and Parcel B, PLAT A, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:412:0005, 66:412:0020, 66:412:0021, 66:412:0023

Lots 10 – 21 and Parcels A - E, PLAT B AMENDED, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:544:0001 through 66:544:0005, and 66:544:0010 through 66:544:0021

Lot 22, PLAT B-2 SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No: 66:709:0022

Lot 2, PLAT C AMENDED, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:449:0002

Lots 3 – 7, PLAT C-2, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:510:0003 through 66:510:0007

Lot 1, PLAT C-3, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No: 66:713:0001

Lots 24 – 34, Parcel A, PLAT D, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:488:0024 through 66:488:0035

Lot 37, SUMMIT CREEK 7 PLAT E LOT 37 AMENDED, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No: 66:806:0037

Lot 39, SUMMIT CREEK 7 PLAT E LOT 39 AMENDED, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No: 66:763:0039

Lot 41, SUMMIT CREEK 7 PLAT E LOT 41 AMENDED, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No: 66:628:0041

Lots 47, 48, 52 – 56, 59 - 62, PLAT F, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:514:0047, 66:514:0048, 66:514:0052 - 66:514:0056, 66:514:0059 - 66:514:0062

Lots 44 - 46, PLAT F-2, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:824:0044 - 66:824:0046

Lots 49 - 51, PLAT F-3, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No's: 66:648:0049 - 66:648:0051

Lot 1, PLAT F-4, SUMMIT CREEK 7 subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial No: 66:804:0001